General Floor Plan Notes

General Floor Plan Notes shall apply unless noted otherwise on plan.

1. **Wall Heights:** Typically 9'-1-1/2" at first floor and second floor, and 8' 1-1/2" at attics U.N.O.. All walls are constructed using a double top plate. Splices at Double Top Plate do not need to occur at Vertical Studs but must be at least 24" apart from Joint in other Top Plate layer. Special wall heights are noted on plans where they occur.

2. **Wall Thickness** is typically 4" at exterior walls, 3-1/2" at interior. 2x6 frame shall be used at walls that back up to plumbing fixtures. Walls greater than 10' high shall be framed with 2x6 framing or greater and will be noted as a special condition where it occurs on plan.

3. **Structural headers** are (2) 2x6 unless noted otherwise on plan where they occur. Only use Structural Headers where required. Non-Structural Headers shall be Double Top Plate W/ Conventional Frame.

4. **Header height** shall be 7'-8" AFF, unless noted otherwise.

5. **Jacks:** Openings up to 3'-4" wide shall have (1) 2x4 jack stud SPF on each side. Openings greater than 3'-4" wide shall have (2) 2x4 jack studs SPF on each side.

6. **Point loads** shall be blocked solidly to top of foundation. Point load supports are noted on plan where they occur.

7. **Soffits, Coffered Ceilings, Trey Ceilings** and other significant ceiling plan elements are shown on the floor plans and are denoted as single dashed lines. Unless specifically call out as included, Kitchens do not include soffits over wall cabinetry.

8. **Door & Window Frames,** where occurring near corners, shall be a minimum of 4-1/2" from corner. Except for walk-in closets with doors near a corner, doors at closets shall be centered on closet.

9. **Windows:** Shall have at least (1) window in each sleeping room, that meets egress. Shall be provided with tempered glass at hazardous glazing areas. False windows shall be installed with obscure glazing.

10. **Closets** for clothing or coat storage shall be equipped with 1 rod/shelf, open wire. Closets for linen shall have 5 open wire shelves. Closets for pantries shall have 5 wood shelves, painted.

11. **Stairs** shall have a minimum width dimensioned as 3'-6", treads shall be 10" deep, risers shall be a maximum of 7-3/4", unless noted otherwise.

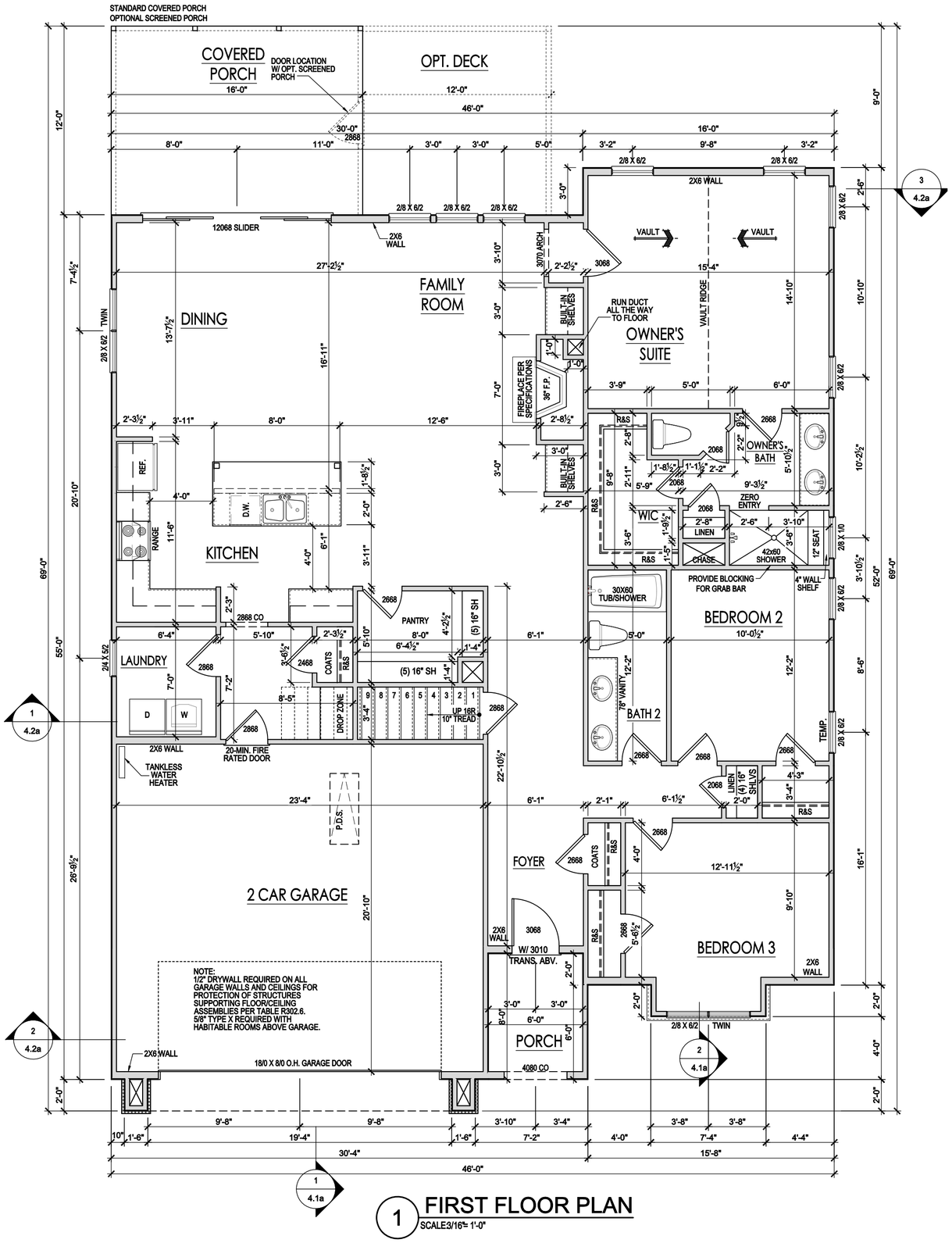
12. **Handrails and Guards** at stairs shall be 34" above the finished surface of the ramp surface of the stair. Handrails at landings and overlooks of multilevel spaces shall be 36" above finished floor. Guards (pickets or balisters) shall be spaced with no more than 4" between guards.

13. **Attic Access** shall be provided at all attic area with a height greater than 30". Minimum clear attic access shall be 20" x 30". Pull down stairs and access doors in knee walls meeting minimum criteria are also acceptable.

14. **Garage Door to Living Space** shall be 2'-8" x 6'-8" minimum size and shall be 20 minute fire rated and weather sealed.

15. **Garage Walls**, as a minimum, shall be separated from living space and living space attic by installing 1/2" gypsum board on the garage side of the wall.

16. **Corners**, 4-1/2" minimum in wall corners with doors to allow for trim.



1 FIRST FLOOR PLAN
SCALE:3/16"= 1'-0"

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Drawn By: SDI
Checked By: SDI
Date: 02-17-2025

Revision No.	Revision Date

Designer Signature

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Client:
HOEKEN
DESIGN | BUILD

THE MAGNOLIA
604 SAGE CT

Title:
REAR & SIDE ELEVATIONS 'B'

Plan No.
A-1b

Sheet No. Of

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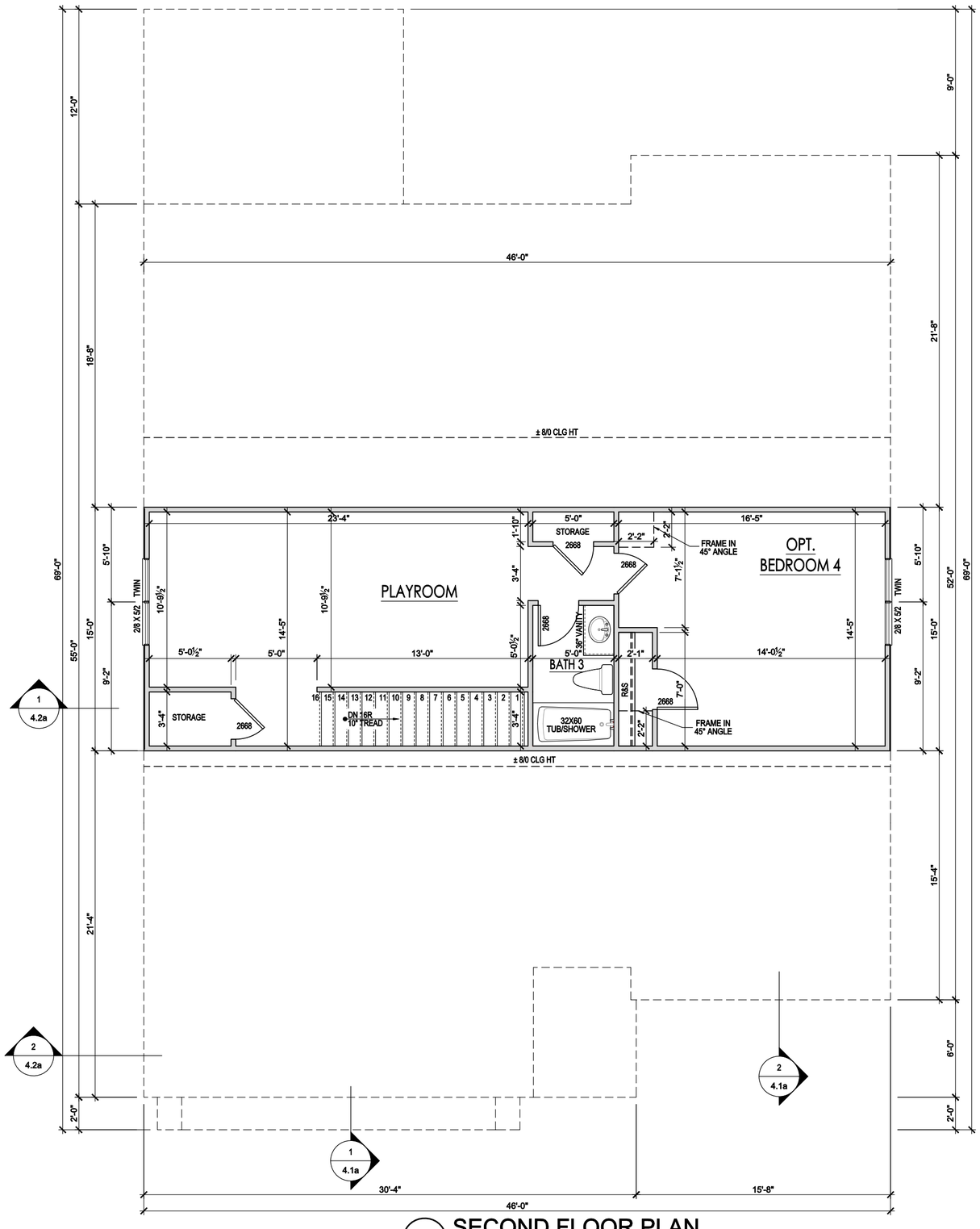
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15. **Garage Walls**, as a minimum, shall be separated from living space and living space attic by installing 1/2" gypsum board on the garage side of the wall.

16. **Corners**, 4-1/2" minimum in wall corners with doors to allow for trim.



1 SECOND FLOOR PLAN
SCALE 3/16"= 1'-0"

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Drawn By: SDI
Checked By: SDI
Date: 02-17-2025

Revision No.	Revision Date

Designer Signature

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Client:
HOEKEN
DESIGN | BUILD

THE MAGNOLIA
604 SAGE CT

Title:
SECOND FLOOR PLAN

Plan No.
A-2b

Sheet No. Of

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General Elevation Notes

General Elevation Notes shall apply unless noted otherwise on plan.

1. Roof shall be finished with architectural composition shingles with slopes as noted on plan.
2. Metal Roof finish is used as an accent material and may be optional, consult community specifications. NOTE: Metal roof is required on any roof slope of 3:12 regardless of Community Standard.
3. Ridge Vent shall be provided and installed on all ridges greater than 6' in length per manufacturer's specifications.
4. Soffit Vent shall be continuous soffit vent, consult community specifications for material.
5. House Wrap, "tyvek" or approved equal shall be installed over entire exterior wall per manufacturer's specifications and recommendations. "Zip" system sheathing may substitute for House Wrap.
6. Flashing shall be provided above all door and window openings, above finish wall material changes and at wall surfaces where lower roof areas abut vertical wall surfaces.
7. Porch Railings shall be provided at all porch walking surfaces greater than 30" above adjacent finished grade. It shall be 36" high with guards spaced no more than 4" apart. Consult community specifications for material.
8. Finish Wall Material shall be as noted on elevation drawings. Consult community specifications for material make-up of siding, shown as generic on drawing.
9. Brick Veneer, if included on elevation shall be tied to wall surface with galvanized corrugated metal ties at a rate of 24" oc horizontally and 16" oc vertically so that no more than 2.67sf of brick is supported by (1) tie. Space between face of wall and back face of brick shall be limited to a maximum of 1". Flashing shall be provided behind brick above all wall openings and at base of brick wall. Flashing shall be a minimum of 6-mil poly or other corrosion resistant material and shall be installed so that it laps under the house wrap material a minimum of 2". Weepholes shall be provided at a rate of 48" oc and shall not be less than 3/16" in diameter and shall be located immediately above flashing.



1 FRONT ELEVATION

SCALE: 1/4"= 1'-0"



3 REAR ELEVATION

SCALE: 1/4"= 1'-0"

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Client: HOEKEN DESIGN | BUILD

THE MAGNOLIA
604 SAGE CT

Title: FRONT & REAR ELEVATION 'B'

Plan No.
A-3.1b
Sheet No. Of

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2 LEFT SIDE ELEVATION

SCALE: 1/4"= 1'-0"

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Client:
HOEKEN
DESIGN | BUILD

THE MAGNOLIA
604 SAGE CT

Title:
LEFT ELEVATIONS 'B'

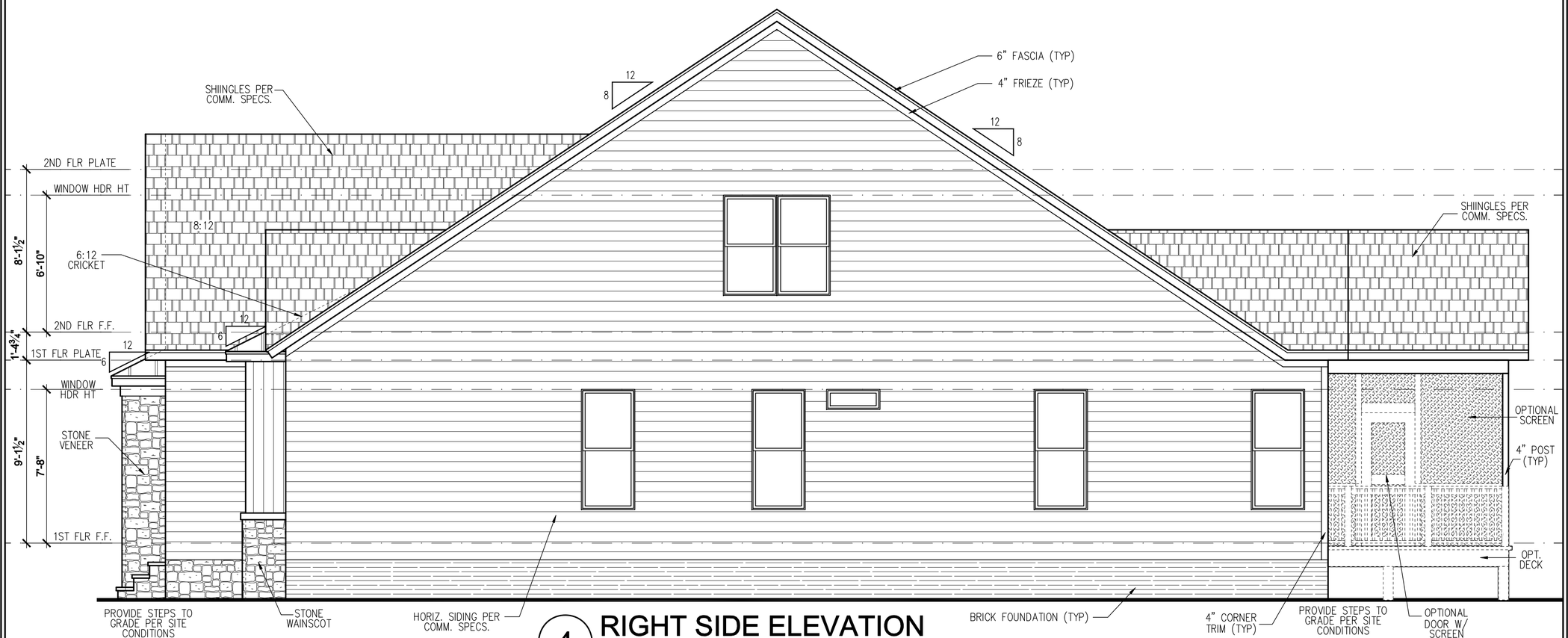
Plan No.
A-3.2b
Sheet No. Of

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4 RIGHT SIDE ELEVATION

SCALE: 1/4"= 1'-0"

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Client:
HOEKEN DESIGN | BUILD

THE MAGNOLIA
604 SAGE CT

Title:
RIGHT ELEVATIONS 'B'

Plan No.
A-3.3b
Sheet No. Of

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